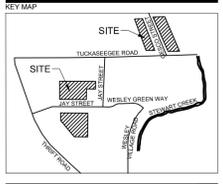


**SITE DATA:**

- TAX PARCEL NUMBERS:  
- #07108101, #07107805
- SITE JURISDICTION:  
- CITY OF CHARLOTTE
- EXISTING ZONING AND USES:  
- I-2
- PROPOSED USE:  
- MUDD-O
- TOTAL SITE SF (ACREAGE):  
- 700 TUCK: 199,504 SF (4.58)  
- 801 GESCO: 111,949 SF (2.57)
- TOTAL BLDG SF:  
- 700 TUCK: 88,065 SF  
- 801 GESCO: +/- 20,000 SF (PAD)
- DIMENSIONAL REQUIREMENTS:  
- MIN LOT AREA: NONE  
- MIN SETBACK: 14' FROM ROW  
- MIN SIDE YARD: NONE  
- REAR YARD: NONE  
- MAX HEIGHT: 80'
- BUILDING HEIGHT:  
- 80' MAX
- PARKING:  
- REQUIRED: PER OPTIONAL PROVISION ON SHEET RZ-04
- URBAN OPEN SPACE:  
- RENOVATED AND REHABILITATED STRUCTURES THAT ARE ALREADY IN PLACE DO NOT HAVE TO COMPLY WITH THE SETBACK REQUIREMENTS OR URBAN OPEN SPACE REQUIREMENTS, BUT MUST NOT MODIFY OR ADD TO THE EXISTING STRUCTURE IN ANY FASHION THAT WOULD RESULT IN A REDUCTION IN THE DISTANCE FROM THE BACK OF THE CURB TO THE EXISTING BUILDING FRONT. OPEN SPACE CAN OCCUR ANYWHERE INSIDE THE LIMITS OF THE OVERALL REZONING BOUNDARY

**NOTES:**

SHARED PARKING AGREEMENT BETWEEN 801 GESCO STREET & 700 TUCKASEEGEE ROAD HAS BEEN EXECUTED.



**PETITIONER: THIRD AND URBAN**  
**TUCKASEEGEE AND GESCO**  
**REZONING PETITION NO. 2021-196**  
**01/17/2022**

**LOWER TUCK - 929 JAY STREET & 1018 JAY STREET**  
**REZONING**

THIRD & URBAN  
 700 TUCKASEEGEE ROAD  
 CHARLOTTE, NC 28208

LANDDESIGN PROJ# 1019393

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REZONING	11/02/2021
2	REZONING	01/17/2022
3	REZONING	02/14/2022
4	REZONING	03/24/2022

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:

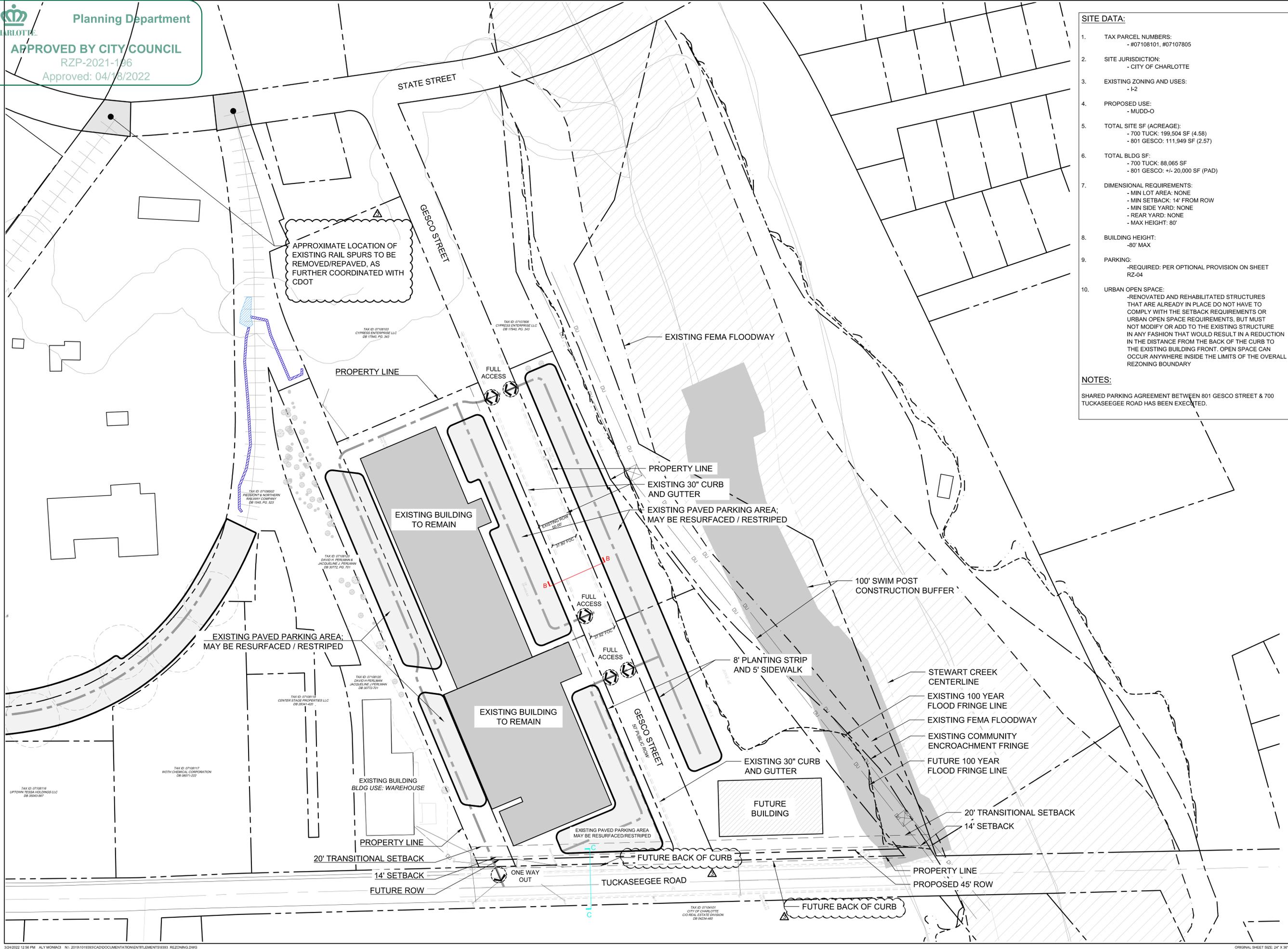
SCALE: 

VERT: 1"=60'  
 HORZ: 1"=60'

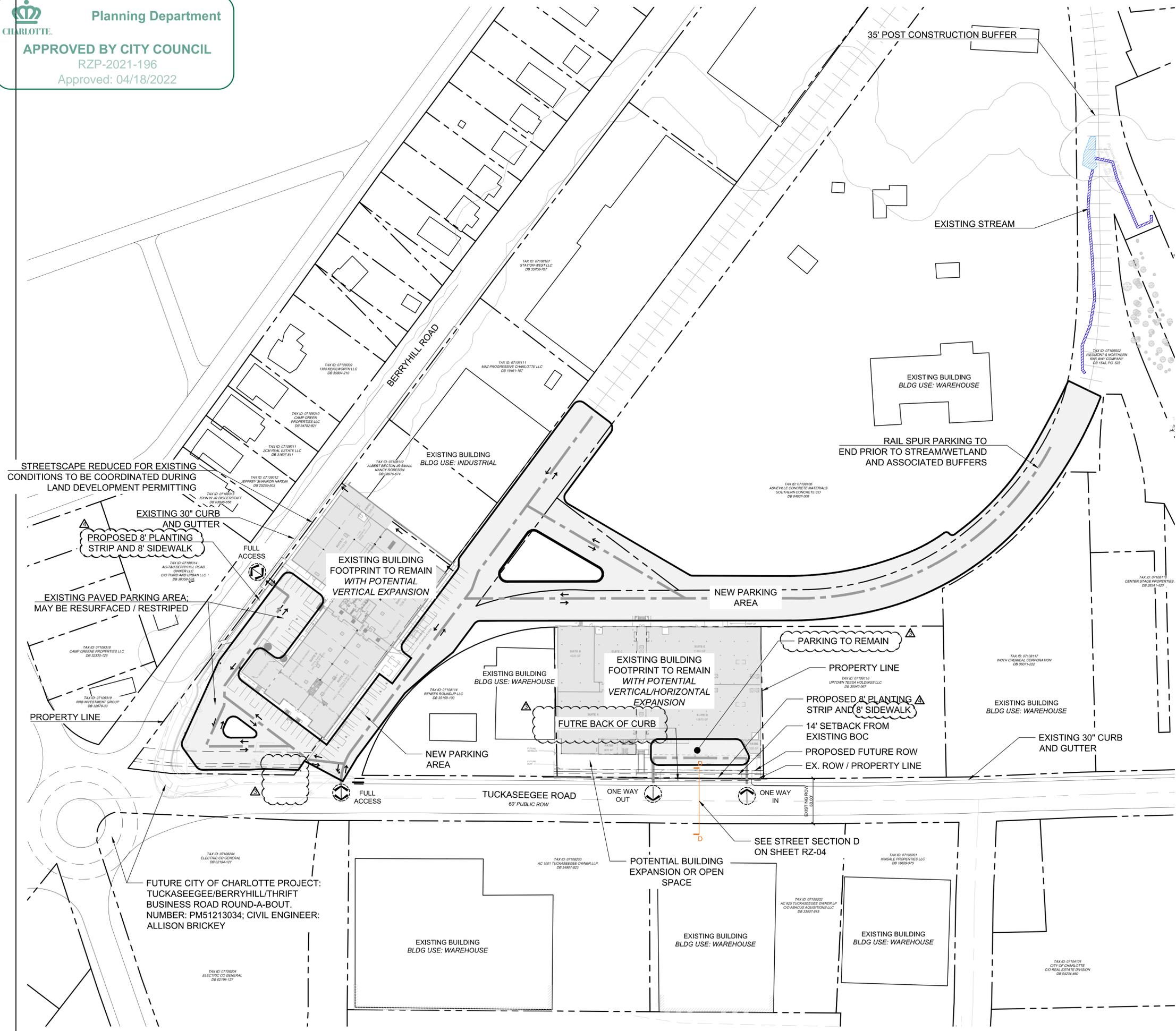
0 30 60 120'

SHEET TITLE  
**LOWER TUCK TECHNICAL DATA SHEET**

SHEET NUMBER  
**RZ-01**

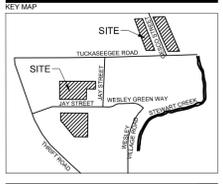






**SITE DATA:**

- TAX PARCEL NUMBERS:  
- #07108113, #07108115
- SITE JURISDICTION:  
- CITY OF CHARLOTTE
- EXISTING ZONING AND USES:  
- I-2
- PROPOSED ZONING:  
- MUDD-O
- PROPOSED USE:  
- OFFICE, RETAIL
- TOTAL SITE SF (ACREAGE):  
- 1100 TUCKASEEGEE ROAD: 196,891 SF (4.52)  
- 926 TUCKASEEGEE ROAD: 55,059 SF (1.26)
- TOTAL BLDG SF:  
- 1100 TUCKASEEGEE ROAD: 41,073 SF  
- 926 TUCKASEEGEE ROAD: 40,505 SF
- DIMENSIONAL REQUIREMENTS:  
- MIN LOT AREA: NONE REQUIRED  
- MIN SETBACK: 14' FROM BOC  
- MIN SIDE YARD: NONE  
- REAR YARD: NONE  
- MAX HEIGHT: 80'
- BUILDING HEIGHT:  
- 55' MAX HEIGHT FOR FRONTAGE ALONG BERRYHILL ROAD, 80' MAX FOR ALL OTHER FRONTAGES.
- PARKING:  
- REQUIRED: PER OPTIONAL PROVISION ON SHEET RZ-04
- URBAN OPEN SPACE:  
- RENOVATED AND REHABILITATED STRUCTURES THAT ARE ALREADY IN PLACE DO NOT HAVE TO COMPLY WITH THE SETBACK REQUIREMENTS OR URBAN OPEN SPACE REQUIREMENTS, BUT MUST NOT MODIFY OR ADD TO THE EXISTING STRUCTURE IN ANY FASHION THAT WOULD RESULT IN A REDUCTION IN THE DISTANCE FROM THE BACK OF THE CURB TO THE EXISTING BUILDING FRONT. OPEN SPACE CAN OCCUR ANYWHERE INSIDE THE LIMITS OF THE OVERALL REZONING BOUNDARY



**PETITIONER: THIRD AND URBAN**  
**TUCKASEEGEE AND GESCO**  
**REZONING PETITION NO. 2021-196**  
**01/17/2022**

**LOWER TUCK - 929 JAY STREET & 1018 JAY STREET**  
**REZONING**

THIRD & URBAN  
 700 TUCKASEEGEE ROAD  
 CHARLOTTE, NC 28208

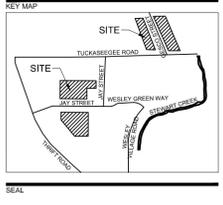
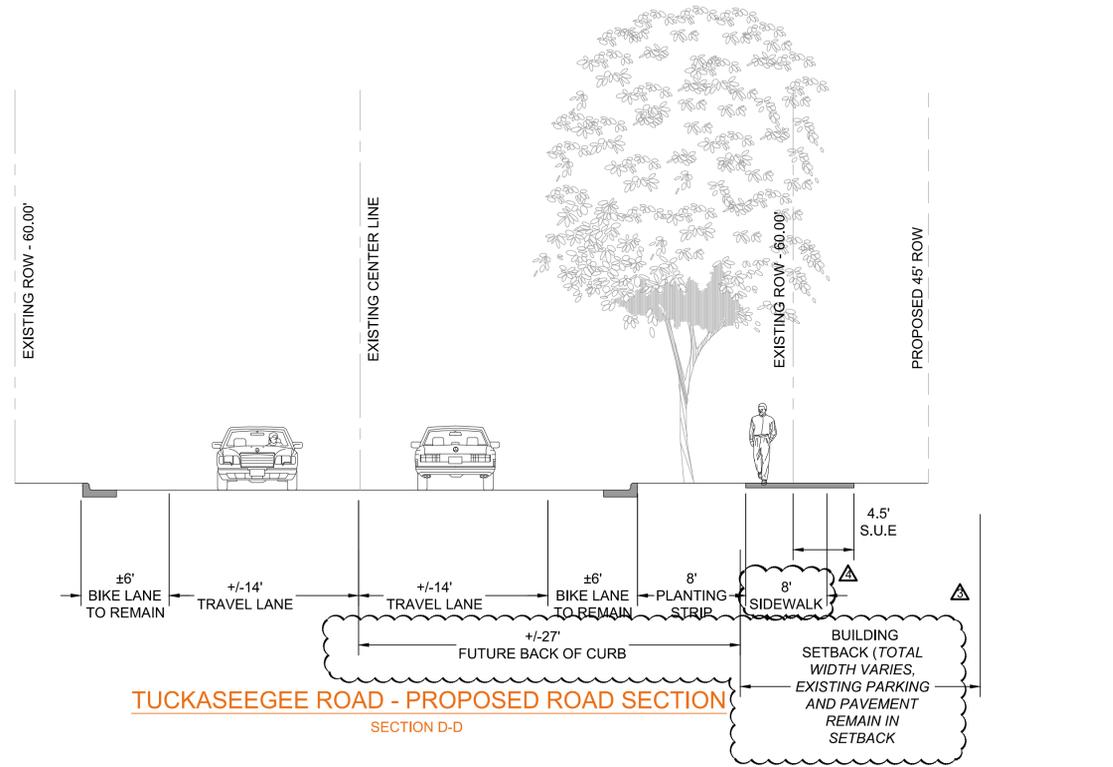
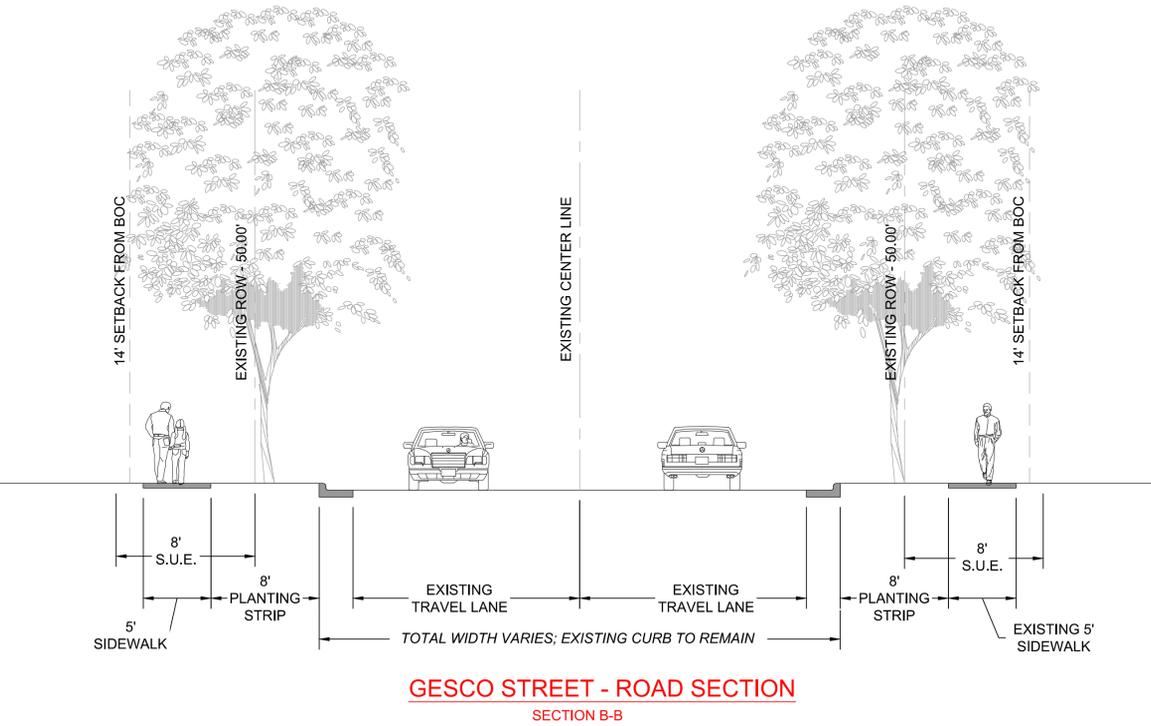
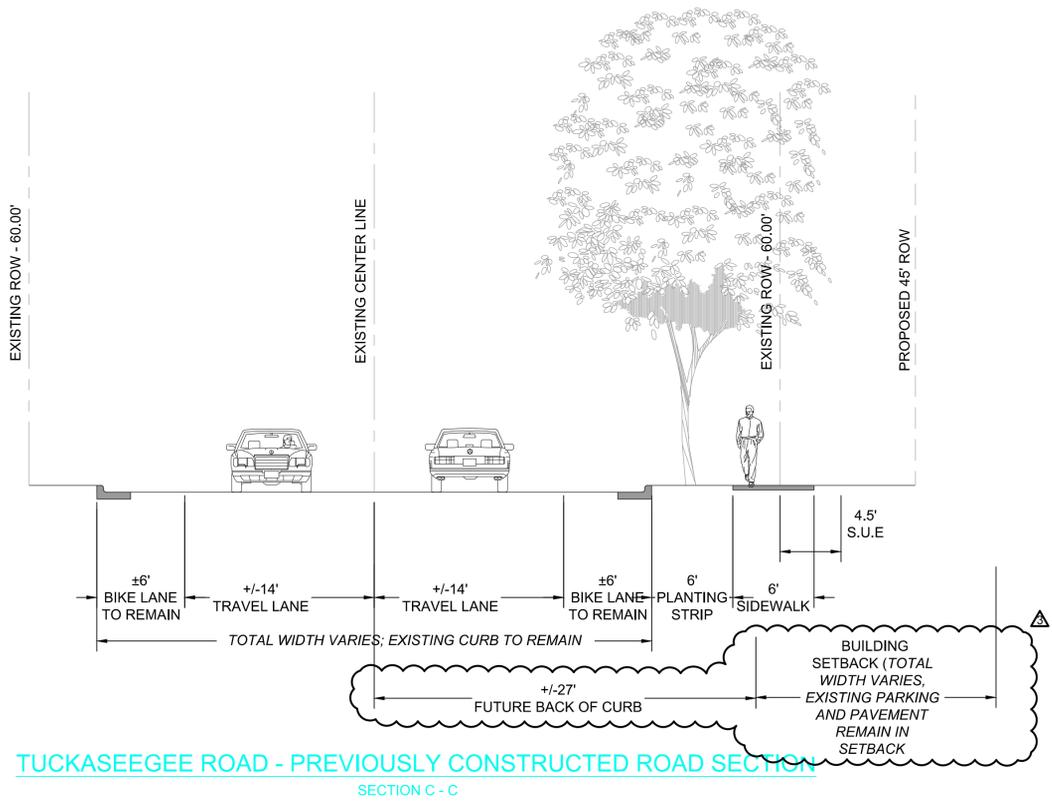
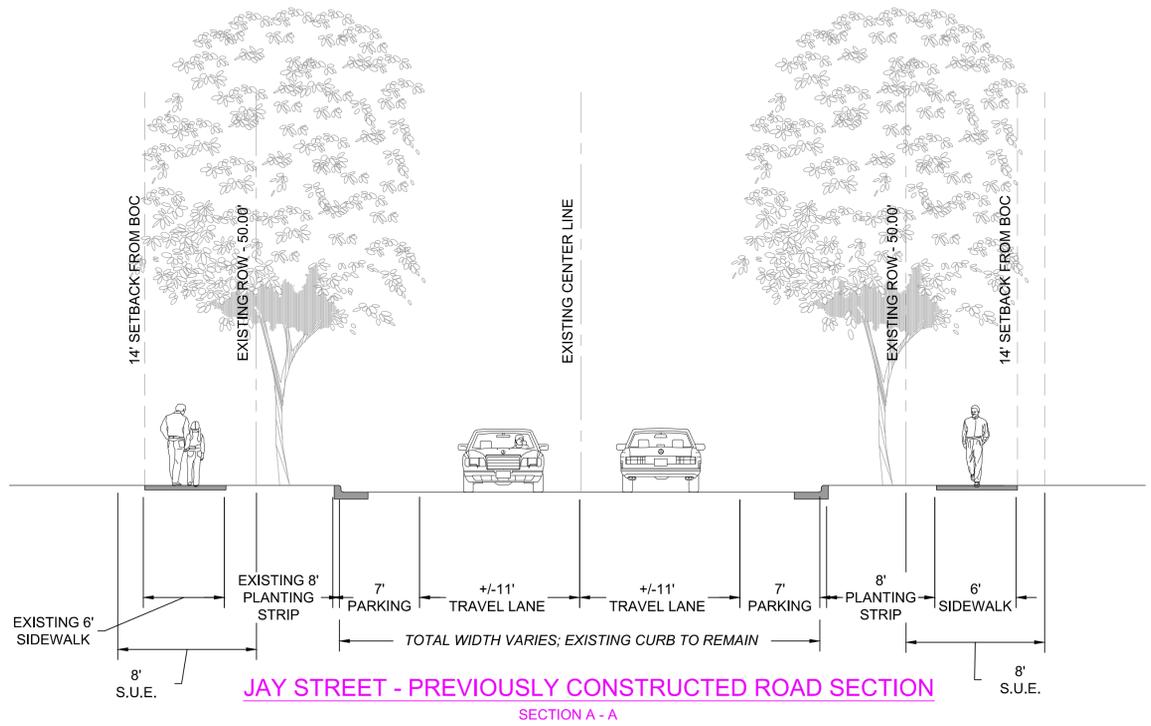
LANDDESIGN PROJ.# 1019393

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REZONING	11/02/2021
2	REZONING	01/17/2022
3	REZONING	02/14/2022
4	REZONING	03/24/2022

DESIGNED BY: AM  
 DRAWN BY: CF  
 CHECKED BY: RP

SCALE: NORTH

VERT: 1"=60'  
 HORZ: 1"=60'



**PETITIONER: THIRD AND URBAN**  
**TUCKASEESEE AND GESCO**  
**REZONING PETITION NO. 2021-196**  
**01/17/2022**

**PROJECT**  
**LOWER TUCK - 929 JAY STREET & 1018 JAY STREET REZONING**  
 THIRD & URBAN  
 700 TUCKASEESEE ROAD  
 CHARLOTTE, NC 28208

LANDDESIGN PROJECT 1019393

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REZONING	11/02/2021
2	REZONING	01/17/2022
3	REZONING	02/14/2022
4	REZONING	03/24/2022

DESIGNED BY: AM  
 DRAWN BY: AM  
 CHECKED BY: RP  
 SCALE: NORTH  
 VERT: NTS  
 HORZ: NTS  
 (NOT TO SCALE)

**STREET SECTIONS**  
 SHEET NUMBER  
**RZ-04**

